030.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,186,400	/	1,186,400
USE VALUE:	1,186,400	/	1,186,400
ASSESSED:	1,186,400	/	1,186,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOFRONAS JEAN D & PETER I
Owner 2:	SOFRONAS NANCY A
Owner 3:	
Street 1:	54 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CROWLEY RICHARD/ETAL -
Owner 2:	CROWLEY ALICE/TRUSTEES -
Street 1:	52 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,823 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1911, having primarily Stucco Exterior and 3795 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6823.000	679,700	6,900	499,800	1,186,400
Total Card	0.157	679,700	6,900	499,800	1,186,400
Total Parcel	0.157	679,700	6,900	499,800	1,186,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.62 | /Parcel: 312.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 030.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	679,400	6900	6,823.	499,800	1,186,100	1,186,100	Year End Roll	12/18/2019
2019	105	FV	423,200	6900	6,823.	531,000	961,100	961,100	Year End Roll	1/3/2019
2018	105	FV	423,200	6900	6,823.	387,300	817,400	817,400	Year End Roll	12/20/2017
2017	105	FV	397,400	8000	6,823.	337,300	742,700	742,700	Year End Roll	1/3/2017
2016	105	FV	397,400	8000	6,823.	287,400	692,800	692,800	Year End	1/4/2016
2015	105	FV	355,000	8000	6,823.	281,100	644,100	644,100	Year End Roll	12/11/2014
2014	105	FV	355,000	8000	6,823.	231,100	594,100	594,100	Year End Roll	12/16/2013
2013	105	FV	369,000	8000	6,823.	219,900	596,900	596,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROWLEY RICHARD	71936-288	1	11/28/2018		1,200,000	No	No		
	25414-176		6/16/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	941	Re-Roof	16,000	C				
9/14/1993	450	Manual	6,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/14/2009	Meas/Inspect	372	PATRIOT
3/31/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6823		Sq. Ft.	Site		0	80.	0.92	1									499,755						499,800	

Total AC/HA: 0.15663 | Total SF/SM: 6823 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 499,755 | Spl Credit | Total: 499,800

User Acct

20505

GIS Ref

GIS Ref

Insp Date

08/25/17

!2474!

PRINT

Date	Time
12/10/20	17:52:39

LAST REV

Date	Time
12/09/19	10:12:31

danam

USER DEFINED

Prior Id # 1:	20505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92667985
Const Adj.:	1.02584088
Adj $ / SQ:	161.606
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	834982
Depreciation:	155307
Depreciated Total:	679676

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

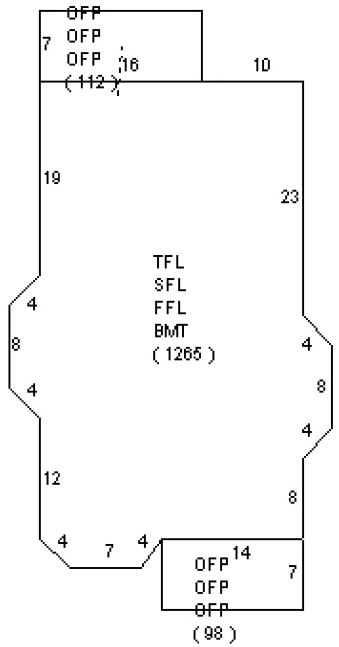
No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.61
Special Features:	0	Val/Su Net:	119.46
Final Total:	679700	Val/Su SzAd	179.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,265	48.480	61,330
FFL	First Floor	1,265	161.610	204,432
SFL	Second Floor	1,265	161.610	204,432
TFL	Third Floor	1,265	161.610	204,432
OFP	Open Porch	630	19.610	12,356

Net Sketched Area:	5,690			Total:	686,982
Size Ad	3795	Gross Are	5690	FinArea	3795

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X30	A	AV	1915	19.17	T	40	105			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900